

To: Ladue Mayor Nancy F. Spewak
Ladue City Council

From: McPherson Moore, Chair of the Zoning and Planning Commission

Date: February 11, 2022

Recommendation in favor of approving a Special Use Permit for the expansion of a medical office operated by St. Luke's Medical Center

The Zoning and Planning Commission conducted a meeting on February 9, 2022, to discuss and hear comments regarding a Special Use Permit proposed by St. Luke's Medical Center to expand their existing medical office at 8857 Ladue Road, Suite B.

At the meeting, Don Miller represented St Luke's Medical Group and described the project. He stated that the expansion of this office would allow St. Luke's to offer additional services at this location, including cardiac and weight management services, as well as additional primary care physicians. This project would more than double the current medical office, which would be expanded from 2,341 square feet to 5,781 square feet.

Overall, the Commission was comfortable that these additional medical services would be beneficial to the community. Commissioner Holtman expressed some concerns about parking for this expanded medical office. City Planner, Andrea Sukanek, explained that the Ladue Crossing Shopping Center complied with the shared parking regulations so, from the City's standpoint, the parking requirements generally don't change when new tenants move in or out. In addition, Ms. Sukanek mentioned that the recommended conditions included the standard conditions for a construction project, as well as a condition regarding upgrading the landscaping near the proposed site. The Commission agreed that these conditions seemed appropriate.

There were no other comments from the public regarding this agenda item.

In considering whether or not this Special Use Permit application should be granted, the Zoning & Planning Commission gave consideration to the effect of the requested use on health, safety, morals and general welfare of the residents of the area in the vicinity of the property in question, and the residents of the city generally, including the effect on:

1. Traffic in the streets;
2. Fire hazards;
3. Overcrowding of land or undue concentration of people;
4. Fire, police and utility services;
5. Municipal expenditures;
6. The character of the district, and property values in the area; and

7. The general suitability of the property in question for the proposed use.

After discussion, a recommendation for approval of the Special Use Permit with conditions was approved by a vote of six (6) in favor and zero (0) opposed.

Date:

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McPherson Moore

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Chair, Zoning and Planning Commission